

7082, 35468 Range Road 30  
Rural Red Deer County, Alberta

MLS # A2163889



## \$650,000

<b>Division:</b>	Gleniffer Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Golf Cart Garage, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Few Trees, Lawn, Greenbelt, Interior Lot		

<b>Heating:</b>	Central, High Efficiency, Space Heater	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 4,426
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	25-35-3-W5
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** gas stove, refrigerator w ice maker, microwave with hood fan, bar fridge, dishwasher, washer, dryer, water softener, air conditioning unit, humidifier, fibre optics modem, bottled water dispenser, BBQ with 20-lb tank, window coverings, wooden work bench and shelving in garage, garage heaters (2), garage organizer mounts with hooks, garage control(s), pad with camera for remote monitoring and garage access when wifi connected, white vinyl pergola w 3 roller blinds, 2 fobs

Welcome to the lake life in your new home at 7082 Gleniffer Lake Resort, where luxury meets convenience in a low-maintenance setting. From the moment you step inside, you'll be captivated by the modern, open-concept layout, highlighted by high-end finishes and abundant storage. With a transferable new home warranty, your investment is well-protected, offering peace of mind. The spacious kitchen features a gas stove, microwave with hood fan, refrigerator with ice maker, quartz countertops, and a walk-in pantry—perfect for cooking and entertaining. A coffee bar adds a special touch, while the dishwasher simplifies cleanup, and a bar fridge keeps your beverages chilled and close at hand. The home also includes a high-efficiency furnace, central air conditioning, and a humidifier, keeping you comfortable in every season. At the front of the property, the attached "mini" garage offers the full width of a standard two-car garage with half the depth, providing convenient space for storing your golf cart, bicycles, motorbike, or summer toys. This drywalled and heated bonus space can also serve as a retreat, exercise room, or workshop—the choice is yours. Step outside to a deck perfect for your BBQ or smoker, and take a half-flight of stairs down to a ground-level pergola with three roller blinds, offering privacy and shade with adjustable louvers. The fully fenced yard is perfect for keeping your two- and four-legged family at home. The low-maintenance landscaping allows you more time to enjoy your new home and all the amenities Gleniffer Lake Resort has to offer. With two included fobs, you'll have easy access to the Resort's many amenities, including the clubhouse with a year-round restaurant, indoor and seasonal outdoor pools, hot tub, recreation room, fitness facility, and tennis/pickleball courts. The golf course and

pro shop are just a short golf cart ride away. Don't miss this incredible opportunity to own a piece of year-round happiness at Gleniffer Lake Resort.